



THE
A-TEAM

**RE/MAX
FIRST**

255 LES JARDINS Park #319, Calgary T2C 5V3

MLS® #: **A2119098**

Area: **Douglasdale/Glen**

Listing Date: **04/01/24**

List Price: **\$329,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **591**
Low Sqft:
Ttl Sqft: **591**

DOM

48
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**
Heating: **Fan Coil,Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Uncovered Courtyard**

Construction: **Cement Fiber Board,See Remarks,Wood Frame**

Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Recreation Facilities,Smart Home,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 5`0"
Kitchen	Main	8`6" x 11`4"
Bedroom - Primary	Main	9`3" x 9`10"

Room	Level	Dimensions
Laundry	Main	7`2" x 4`11"
Living Room	Main	11`3" x 10`7"
Bedroom	Main	7`8" x 9`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$296

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

2110851

Remarks

Pub Rmks:

LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden of Les Jardins. Escape here to connect with Nature while you savor the colorful blooms and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to 70,000 square feet of community gardens, a proposed Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Bedroom beautiful Condo boasting QUARTZ COUNTERS throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES featuring a refrigerator with French doors, and built-in ice and water, a dishwasher with a stainless steel interior, slide-in stainless steel electric convection range with ceramic cooktop and microwave hood fan combo. Luxury Vinyl Plank Flooring, High-End Fixtures, Smart Home Technology, A/C, and your very own suite WASHER AND DRYER. This beautiful suite offers a galley kitchen design with an eating bar, ample kitchen counter space, a balcony with entry from the living room, a spacious living area with sliding doors, a large den with multiple uses, and a storage area with a hanging rack. **STANDARD INCLUSIONS:** Solar panels to power common spaces, smart home technology, air conditioning, state-of-the-art fitness center, high-end interior finishings, ample visitor parking, luxurious hallway design, forced air heating and cooling, and bedroom window coverings. Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless transition. Les Jardins features central gardens, a walkable lifestyle, maintenance-free living, nature nearby, quick and convenient access, smart and sustainable, fitness at your fingertips, and fast access to Deerfoot Trail and Glenmore Trail. Located 20 minutes from downtown, minutes from the Bow River and pathway system, walking distance to shopping, dining, and amenities. Schedule your appointment today!

Inclusions:

N/A

Property Listed By:

Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







